CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- July 15, 2022 VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

Timothy Knudsen Zurich Esposito Brian Sanchez Sam Toia

The Chairman called the meeting to order at 9:24 AM. The Chairman then undertook a roll call to establish the presence of a quorum. The hearings commenced with four members present (Chairman, Esposito, Sanchez, and Toia).

Motion to approve the minutes from the June 17, 2022 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

Motion to approve the agenda for the July 15, 2022 regular meeting of Board made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

275-21-S ZONING DISTRICT: C3-1 WARD: 8

APPLICANT: Sea Craft, LLC

OWNER: JFA Real Estate, LLC

PREMISES AFFECTED: 9933 S. Cottage Grove Avenue

SUBJECT: Application for a special use to establish a cannabis craft grower

facility.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

276-21-S ZONING DISTRICT: C3-1 WARD: 8

APPLICANT: Sea Craft, LLC

OWNER: JFA Real Estate, LLC

PREMISES AFFECTED: 9933 S. Cottage Grove Avenue

SUBJECT: Application for a special use to establish a cannabis processor

facility.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

277-21-S ZONING DISTRICT: C3-1 WARD: 8

APPLICANT: Sea Craft, LLC

OWNER: JFA Real Estate, LLC

PREMISES AFFECTED: 9933 S. Cottage Grove Avenue

SUBJECT: Application for a special use to establish a cannabis infuser

facility.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

REMANDED CASE

61-21-S ZONING DISTRICT: C1-2 WARD: 19

APPLICANT: Vidhi Properties, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1943 W. Monterey Avenue

SUBJECT: Application for a special use to establish a one-lane drive through

to serve a proposed fast-food restaurant.

Continued to August 19, 2022

REGULAR CALL

219-22-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Colleen and Joe Marnell OWNER: Same as applicant PREMISES AFFECTED: 1838 N. Wood Street

SUBJECT: Application for a variation to reduce the rear yard setback from the

35' to 2.24', north side setback from 2' to 0.3' (south to be 0.7'), combined side yard setback from 4.8' to 1' for a proposed raised wood deck, garage roof deck access and pergola in the rear of an

existing single-family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

220-22-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Colleen and Joe Marnell OWNER: Same as applicant PREMISES AFFECTED: 1838 N. Wood Street

SUBJECT: Application for a variation to relocate the required 225 square feet

of rear yard open space to a garage roof deck for a proposed new raised wood deck, garage roof deck and access stair and pergola

for the existing single-family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

221-22-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Full Park, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2351 N. Cambridge Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 50' to 28.46', south side setback from 5' to zero (north to be 15.52') for a proposed four-story, nine dwelling unit building

with eighteen- parking space garage. Continued to August 19, 2022

222-22-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Full Park, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2351 N. Cambridge Avenue

SUBJECT: Application for a variation to increase the building height from the

maximum 47' to 50.79' for a proposed four-story, nine dwelling

unit building with eighteen-parking space garage.

Continued to August 19, 2022

223-22-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Full Park, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2351 N. Cambridge Avenue

SUBJECT: Application for a variation to eliminate the one required loading

space for a proposed four-story, nine dwelling unit building with

an eighteen-parking space garage. Continued to August 19, 2022

224-22-S ZONING DISTRICT: C1-2 WARD: 33

APPLICANT: Merlin Day, LLC

OWNER: 3319 Elston Owner, LLC PREMISES AFFECTED: 3319 N. Elston Avenue

SUBJECT: Application for a special use to establish a school in an existing

two-story building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

225-22-Z ZONING DISTRICT: C1-2 WARD: 33

APPLICANT: Merlin Day, LLC

OWNER: 3319 Elston Owner, LLC **PREMISES AFFECTED:** 3319 N. Elston Avenue

SUBJECT: Application for a variation to reduce interior trees from six* to

two* and to eliminate interior landscape islands with trees requirement (all interior landscape is existing and located in the perimeter of the parking lot). Also, to eliminate shrubs in the landscape setbacks along Elston Avenue and Henderson Street and to reduce setback trees along Elston Avenue from four to three and to waive hose bib requirement for the private school in an existing two-story building with existing on-site parking lot.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

226-22-Z ZONING DISTRICT: B2-2 WARD: 11

APPLICANT: Standard Bank & Trust TTEE UTA #16319

OWNER: Same as applicant

PREMISES AFFECTED: 3216 S. Princeton Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 2' to zero (south to be 27.33') for a proposed threestory front addition to the existing two-story building containing eight enclosed parking spaces on the first story in order to establish

four new dwelling units.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

227-22-Z ZONING DISTRICT: RS-3 WARD: 17

APPLICANT: Chicago Board of Education **OWNER:** Public Building Commission

PREMISES AFFECTED: 7411 S. Aberdeen Street / 7424 S. Morgan Street

SUBJECT: Application for a variation to reduce the rear yard from the

required 50' to 11' for a proposed accessory score board structure for the existing accessory stadium, accessory to the existing three-

story school building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

228-22-S ZONING DISTRICT: C1-2 WARD: 48

APPLICANT: 5905 N Clark, LLC

OWNER: Sebastian Cualoping and SLM Asset Management, LLC

PREMISES AFFECTED: 1548 W. Ardmore Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, eighteen dwelling unit

building.

Continued to September 16, 2022

229-22-Z ZONING DISTRICT: C1-2 WARD: 48

APPLICANT: 5905 N Clark, LLC

OWNER: Sebastian Cualoping and SLM Asset Management, LLC

PREMISES AFFECTED: 1548 W. Ardmore Avenue

SUBJECT: Application for a variation to reduce the rear yard from the

required 30' to zero for a proposed four-story, eighteen dwelling

unit building.

^{*}Amended at the hearing

Continued to September 16, 2022

230-22-Z ZONING DISTRICT: C1-2 WARD: 48

APPLICANT: 5905 N Clark, LLC

OWNER: Sebastian Cualoping and SLM Asset Management, LLC

PREMISES AFFECTED: 1548 W. Ardmore Avenue

SUBJECT: Application for a variation to reduce the required loading space

from one to zero for a proposed four-story, eighteen dwelling unit

building.

Continued to September 16, 2022

231-22-S ZONING DISTRICT: C1-3 WARD: 49

APPLICANT: Soem Management, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 2201-15 W. Howard Street

SUBJECT: Application for a special use to establish a one-lane drive through

to serve a proposed fast-food restaurant.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-4; yeas – none; nays - Chairman, Esposito,

Sanchez, and Toia.

At 12:05 PM, Chairman made a motion to recess until 12:35 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Toia. The Board then stood in recess until 12:35 PM.

At 12:35 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Toia. The Board then reconvened at 12:35 PM.

232-22-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: West Town Barber and Supply, LLC

OWNER: RK Dream Life, LLC **PREMISES AFFECTED:** 1907 W. Chicago Avenue

SUBJECT: Application for a special use to establish a barber shop.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

233-22-S ZONING DISTRICT: B1-1 WARD: 29

APPLICANT: Shugs Sharp Timeless Touch, LLC

OWNER: Austin Plaza. LLC **PREMISES AFFECTED:** 6006 W. North Avenue

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

234-22-S ZONING DISTRICT: B3-3 WARD: 49

APPLICANT: Morse Cutz Inc. **OWNER:** Peter Kostopoulos

PREMISES AFFECTED: 1424 W. Morse Avenue

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

235-22-Z ZONING DISTRICT: C1-2 WARD: 26

APPLICANT: 2848 W Chicago II Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 2842-50 W. Chicago Avenue

SUBJECT: Application for a variation to increase the building height from the

maximum 45' to 49.5' for a proposed two-story addition with fifteen dwelling units and eight parking spaces to an existing two-story commercial building. This is a transit served location.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

236-22-Z ZONING DISTRICT: C1-2 WARD: 26

APPLICANT: 2848 W Chicago II Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 2842-50 W. Chicago Avenue

SUBJECT: Application for a variation to reduce the number of required non-

residential off-street parking spaces from two to zero for a

proposed two-story addition with fifteen dwelling units and eight parking spaces for the existing two-story commercial building

located in a transit served location.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

237-22-S ZONING DISTRICT: DX-5 WARD: 42

APPLICANT: GRI Holdings, LLC Wells Ontario, LLC **PREMISES AFFECTED:** 612. N. Wells Street

SUBJECT: Application for a special use to establish an adult use cannabis

dispensary.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

At 3:06 PM, Chairman made a motion to recess until 3:20 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Toia. The Board then stood in recess until 3:20 PM.

At 3:20 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Toia. The Board then reconvened at 3:20 PM.

238-22-S ZONING DISTRICT: B1-1 WARD: 31

APPLICANT: Starbucks Corp.

OWNER: The 2737 Company, LLC

PREMISES AFFECTED: 2737-51 N. Cicero Avenue / 4746-56 W. Parker Avenue

SUBJECT: Application for a special use to establish a one-lane drive through

for a proposed fast-food restaurant.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

ZONING DISTRICT: B3-3 WARD: 27 APPLICANT: Legendary Art Gallery, LLC, Angenada F. Funderburg

OWNER: Alvaro A. Alvarez **PREMISES AFFECTED:** 2411 W. Madison

SUBJECT: Application for a special use to establish a body art / tattoo service

facility.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

240-22-Z ZONING DISTRICT: RT-4 WARD: 47

APPLICANT: JB Augustine Corp. Same as applicant

PREMISES AFFECTED: 4329 N. Ashland Avenue

SUBJECT: Application for a variation to reduce the rear yard setback from the

required 45' to 2' for a proposed two-car garage and coach house additional dwelling unit with exterior access stairs over 6' in the

rear of the existing four dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

241-22-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 1430 W Grand Condominium Association

OWNER: Same as applicant **PREMISES AFFECTED:** 1430 W. Grand Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.50' to 25.85' for a proposed rear elevated walkway from existing open metal porch to the existing garage roof deck for

the existing three-story, three dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-1; yeas – Chairman, Sanchez, and Toia; nays

- Esposito.

242-22-S ZONING DISTRICT: C2-2 WARD: 8

APPLICANT: Alltown Bus Service, Inc.
OWNER: Sheridan Road, LLC
PREMISES AFFECTED: 1048 E. 81st Street

SUBJECT: Application for a special use to establish an outdoor vehicle

storage (school buses) located adjacent to an existing one-story

building.

Continued to September 16, 2022

243-22-S ZONING DISTRICT: C2-2 WARD: 8

APPLICANT: Alltown Bus Service Inc.

OWNER: Sheridan Road, LLC

PREMISES AFFECTED: 1014 E. 82nd Street

SUBJECT: Application for a special use

Application for a special use to establish twenty-four off-site accessory parking spaces within 600 feet to the entrance of a facility where a school bus dispatch is located in the building at its

main address of 1035 E. 81st Street. Continued to September 16, 2022

244-22-Z ZONING DISTRICT: B2-3 WARD: 44

APPLICANT: 3443 N Ashland Land Owner, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3431 N. Ashland Avenue

SUBJECT: Application for a variation to reduce the rear yard setback on floors

containing dwelling units from the required 30' to 25.08' for a proposed five-story, forty-two dwelling unit building with twelve

parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

245-22-Z ZONING DISTRICT: B2-3 WARD: 44

APPLICANT: 3443 N Ashland Land Owner, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3431 N. Ashland Avenue

SUBJECT: Application for a variation to permit the building facade to be

located within 10' of the sidewalk for a proposed five-story, forty-

two dwelling unit building with twelve parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

246-22-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Molly Curry & James Jacoby

OWNER: Same as applicant

PREMISES AFFECTED: 2441 N. Washtenaw Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 35.32' to 5.17', south side setback from 2' to zero (north to be 1.05), combined side yard setback from 5' to 1.05' for a seven-foot solid wood fence in the side and rear of the existing single-

family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

247-22-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Molly Currey and James Jacoby

OWNER: Same as applicant

PREMISES AFFECTED: 2445 N. Washtenaw Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.85' to 4.92', north side setback from 5' to zero

(south side setback to be 11.35'), combined side yard setback from 12.5' to 11.35' for a proposed seven-foot solid wood fence in the

side and rear yard of an existing single-family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

248-22-Z ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Doris Enemamokwu **OWNER:** Same as applicant

PREMISES AFFECTED: 1616-20 W. Devon Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to provide an event space which is within 125'

or a residential zoning district.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

249-22-S ZONING DISTRICT: B3-5 WARD: 46

APPLICANT: Fanny Zhagui **OWNER:** Bchsheron, LLC

PREMISES AFFECTED: 4421 N. Sheridan Road

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

250-22-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: Adolfo Orozco
OWNER: Same as applicant
PREMISES AFFECTED: 2600 W. 25th Street

SUBJECT: Application for a variation to reduce the front setback from the

required 1.72' to zero, westside setback from 2.66' to 0.7' (street side setback will be zero), rear yard setback from 22.68' to 5.64' for a proposed two-story single family residence with an attached two-car garage with roof deck above the existing foundations and east and west masonry walls of the existing one-story commercial

building that is being removed.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

251-22-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: Alfonso Orozco

OWNER: Same as applicant **PREMISES AFFECTED:** 2600 W. 25th Street

SUBJECT: Application for a variation to relocate the required 139.79 square

feet of rear yard open space to a deck that is greater than 4' from grade for a proposed two-story, single-family residence with an attached two- car garage with roof deck above over existing foundations and east and west masonry walls of the existing one-

story commercial building that is being removed.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

252-22-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Armand Candea
OWNER: Same as applicant
PREMISES AFFECTED: 5434 N. Clark Street

SUBJECT: Application for a special use to establish a hair salon on the ground

floor of an existing four-story building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

253-22-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Armand Candea
OWNER: Same as applicant
PREMISES AFFECTED: 5434 N. Clark Street

SUBJECT: Application for a special use to establish body art (microblading

and tattooing) facility on the ground floor of an existing four-story

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

254-22-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Robert Whittle
OWNER: Same as applicant
PREMISES AFFECTED: 3333 N. Seeley Avenue

SUBJECT: Application for a variation to increase the maximum floor area

ratio from 1.2 to 1.38 which is less than 15% of the floor area that has been in existence for fifty years for a proposed rear first, second and third floor additions, rear addition following the existing setback of the exterior wall and two space parking pad.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

255-22-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Robert Whittle
OWNER: Same as applicant
PREMISES AFFECTED: 3333 N. Seeley Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 5' to 0.65' (south to be 4.05), combined side yard setback from 5' to 4.88' for a proposed rear first, second and third floor additions, rear addition following the existing setback of the

exterior wall and two space parking pad.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

256-22-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Robert Whittle
OWNER: Same as applicant
PREMISES AFFECTED: 3333 N. Seeley Avenue

SUBJECT: Application for a variation to increase the building height from the

maximum 30' to 34.83' which matches the existing building height for a proposed rear first, second, and third floor additions rear addition following the existing setback of the exterior wall and two

space parking pad.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

257-22-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Damoka 2745, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2745 N. Bosworth Avenue

SUBJECT: Application for a variation to reduce the required lot area from

3,000 square feet to 2,999.19 square feet for a proposed three-

story, three dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

258-22-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Damoka 2745, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2745 N. Bosworth Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 36.95' to zero for a proposed three-story, three dwelling unit building with a detached three car garage with roof deck.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

259-22-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Damoka 2745, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2745 N. Bosworth Avenue

SUBJECT: Application for a variation to relocate the required 195 square feet

of rear yard open space from the ground level to the roof deck of

the accessory detached garage building which will serve the new three-story, three-dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

At 5:47 PM, Chairman made a motion to recess until 6:02 PM. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 6:02 PM.

At 6:02 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Saul. The Board then reconvened at 6:02 PM.

260-22-Z ZONING DISTRICT: RS-3 WARD: 7

APPLICANT: Karen Taylor **OWNER:** Same as applicant

PREMISES AFFECTED: 8008 S. Muskegon Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 22.25' to 18.8', south setback from 2' to 0.62' (north to be 3.08'), combined side yard setback from 5' to 3.7' for a proposed open front porch, one story rear addition, rear open deck and

second floor dormer addition to an existing two-story single-family

residence and a proposed two-car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

261-22-S ZONING DISTRICT: B1-3 WARD: 20

APPLICANT: Celadon Properties **OWNER:** Same as applicant

PREMISES AFFECTED: 4706 S. Marshfield Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed three-story, three dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

262-22-S ZONING DISTRICT: B1-3 WARD: 20

APPLICANT: Celadon Properties, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4708 S. Marshfield Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed three-story, three dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

263-22-S ZONING DISTRICT: B1-3 WARD: 20

APPLICANT: Celadon Properties **OWNER:** Same as applicant

PREMISES AFFECTED: 4710 S. Marshfield Avenue

SUBJECT: Application for a special use to establish off-site required parking

for three residential units located at 4706 S. Marshfield Avenue. Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas — Chairman, Esposito, Sanchez, and

Toia.

264-22-S ZONING DISTRICT: B1-3 WARD: 20

APPLICANT: Celadon Properties **OWNER:** Same as applicant

PREMISES AFFECTED: 4710 S. Marshfield Avenue

SUBJECT: Application for a special use to establish off-site required parking

for three residential units located at 4708 S. Marshfield Avenue. Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

265-22-S APPLICANT:WARD: 25

HM Endeavours, LLC dba Chicago Loft Venues

OWNER: J & J 500, LLC **PREMISES AFFECTED:** 500 W. 18th Street

SUBJECT: Application for a special use to establish a thirty-space required

off-site parking lot to serve a new event space (medium venue)

located at 1719 S. Clinton Street.

Withdrawn

ZONING DISTRICT: C3-3 WARD: 25 APPLICANT: HM Endeavours, LLC dba Chicago Loft Venues

OWNER: J & J 500, LLC **PREMISES AFFECTED:** 500 W. 18th Street

SUBJECT: Application for a variation to establish shared parking arrangement

for required off-site parking arrangement for required off-site parking for a new event space located 1719 S. Clinton Street.

Withdrawn

CONTINUANCES

13-22-S ZONING DISTRICT: C1-1 WARD: 37

APPLICANT: JBP Food Mart
OWNER: Methal Fakhoury
PREMISES AFFECTED: 1150 N. Cicero Avenue

SUBJECT: Application for a special use to expand an existing one-story gas

station with accessory car wash use building for a new accessory

convenience store and limited restaurant use.

Continued to September 16, 2022

97-22-S ZONING DISTRICT: DX-16 WARD: 42

APPLICANT: ABM Industry Groups, LLC **OWNER:** 550 West Jackson Owner, LLC

PREMISES AFFECTED: 550 W. Jackson Boulevard / 550 W. Quincy Street

SUBJECT: Application for a special use to re-establish a non-accessory, one

hundred-forty space parking garage in the basement and sub-

basement of an existing office building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

146-22-S ZONING DISTRICT: B1-1 WARD: 18

APPLICANT: Kendrick Brooks dba KMB Grooming Lounge

OWNER: Same as applicant

PREMISES AFFECTED: 8128 S. Western Avenue

SUBJECT: Application for a special use to establish a barber shop.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

147-22-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Nozar Amiran
OWNER: Same as applicant
PREMISES AFFECTED: 2214 W. Dickens Street

SUBJECT: Application for a variation to reduce the west side yard setback

from the required 2' to 0.76' (east to be 2.42'), combined side yard setback from 4.8' to 3.18' for a proposed second story addition, new rear two story addition, new front porch and new detached two car garage with rooftop deck for the existing two-story, two dwelling unit building to be deconverted to a single-family

residence. **Withdrawn**

148-22-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Nozar Amiran
OWNER: Same as applicant
PREMISES AFFECTED: 2214 W. Dickens Street

SUBJECT: Application for a variation to increase the maximum floor area that

has been in existence for fifty years by 16.92 square feet for a total of 2,176.92 square feet for a proposed second story addition, new rear two story addition, new front porch and new detached two car garage with rooftop deck for the existing two-story, two dwelling unit building to be deconverted to a single-family residence.

Withdrawn

149-22-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Nozar Amiran

OWNER: Same as applicant **PREMISES AFFECTED:** 2214 W. Dickens Street

SUBJECT: Application for a variation to relocate the required 225 square feet

of rear yard open space to a proposed roof deck of the two-car detached garage for a proposed second story addition, new rear two story addition, new front porch and new detached two car garage with rooftop deck for the existing two-story, two dwelling unit building to be deconverted to a single-family residence.

Withdrawn

171-22-S ZONING DISTRICT: B1-1 WARD: 34

APPLICANT: Deon Marshall, C& D Suites and Events

OWNER: Chiana Marshall **PREMISES AFFECTED:** 304 W. 119th Street

SUBJECT: Application for a special use to establish a hair and nail salon.

Motion to approve made by Chairman, Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

188-22-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Development Group, LLC - Bucktown

OWNER: Same as above

PREMISES AFFECTED: 2020 W. Webster Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a four-story, six dwelling unit building with roof

deck and six-car detached garage in rear.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-4; yeas – none; nays - Chairman, Esposito.

Sanchez, and Toia.

189-22-Z ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Development Group LLC - Bucktown

OWNER: Same as applicant **PREMISES AFFECTED:** 2020 W. Webster Street

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 6,000 square feet to 5,450 square feet for a proposed four-story, six dwelling unit building with roof deck and six-car

detached garage.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-4; yeas – none; nays - Chairman, Esposito,

Sanchez, and Toia.

190-22-Z ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Development Group, LLC - Bucktown

OWNER: Same as applicant

PREMISES AFFECTED: 2020 W. Webster Avenue

SUBJECT: Application for a variation to increase the maximum area for an

accessory building located in the rear setback from the required 900 square feet to 984 square feet for a proposed four-story, six dwelling unit building with roof deck and six-car detached garage

in rear.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-4; yeas – none; nays - Chairman, Esposito,

Sanchez, and Toia.

195-22-Z ZONING DISTRICT: B2-2 WARD: 32

APPLICANT: Roscoe-Bell Properties, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2237 W. Roscoe Street

SUBJECT: Application for a variation to reduce the minimum lot area per unit

from the required 1,400 square feet to 1,285.71 square feet for a proposed three-story, seven dwelling unit building with an attached

three-car garage and detached four-car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

215-22-S ZONING DISTRICT: B3-2 WARD: 50

APPLICANT: Jaine Gutierrez dba Esmeralda's Beauty Salon

OWNER: Razes Homes, LLC- Clark

PREMISES AFFECTED: 6142 N. Clark Street

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia. Meeting went into closed session at 8:16 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia. Meeting returned to open session at 8:45 PM.

Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

Motion to approve all withdrawal requests made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 81-22-Z, 92-22-Z, 138-22-Z, 139-22-Z, and 124-22-A made by the Chairman. Second by Toia. Motion carried 4-0; yeas — Chairman, Esposito, Sanchez, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of June 17, 2022, with the exception of Board Cal.

Nos. 199-22-Z, 200-22-Z, 202-22-Z, 203-22-Z, 204-22-Z, 205-22-Z, 210-22-Z, 216-22-Z, 11-22-S, 116-22-Z, 117-22-Z, 118-22-Z, and 119-22-Z made by the Chairman. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Toia.

The Chairman moved to adjourn at 8:57 PM. Second by Toia. Motion carried 4-0; yeas-Chairman, Esposito, Sanchez, and Toia.

Adjournment.

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